2007-05173/

BUREAU OF STATISTICS

YUKON RENT SURVEY

June 2007

- The total number of apartments surveyed in Whitehorse in June 2007 ..... **869**
- The vacancy rate for all units surveyed in Whitehorse in June 2007 ..... **3.2%**
- The median rent for all units surveyed in Whitehorse in June 2007 ..... **$680**

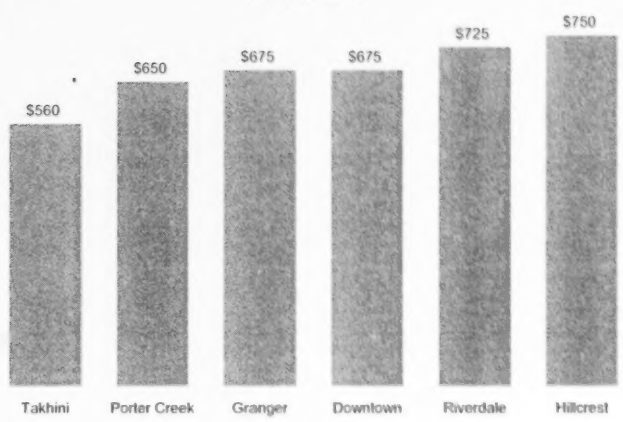
1 Monthly Median Rent

Monthly Median Rent for All Units
June 2006 to June 2007

Median Rent
'Median rent' refers to the rental value at which one-half of the rents are higher and one-half of the rents are lower. This middle point is a better indicator of prices than average rent would be.

		Whitehorse	Whitehorse							
		Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
						$				
2007	June	680	675	675	750	650	725	560	675	625
	March	680	675	675	750	650	700	600	595	625
2006	Dec.	675	675	675	750	650	700	560	595	625
	Sept.	675	660	638	720	650	700	560	595	625
	June	675	665	638	720	650	700	560	595	625

Median Rents in Whitehorse, June 2007



The median rent in Whitehorse increased from $675 in June 2006 to $680 in June '07, an increase of $5, or 0.7%. During the same time period, median rents in various Whitehorse subdivisions changed as follows:

- Downtown rents increased $10, or 1.5%.
- Granger rents increased $37, or 5.8%.
- Hillcrest rents increased $30, or 4.2%.
- Porter Creek rents stayed the same.
- Riverdale rents increased $25, or 3.6%.
- Takhini rents stayed the same.

The median rent in Watson Lake increased $80, or 13.4% between June '06 and June '07, while the median rent in Dawson City remained the same.

2 Vacancy Rate

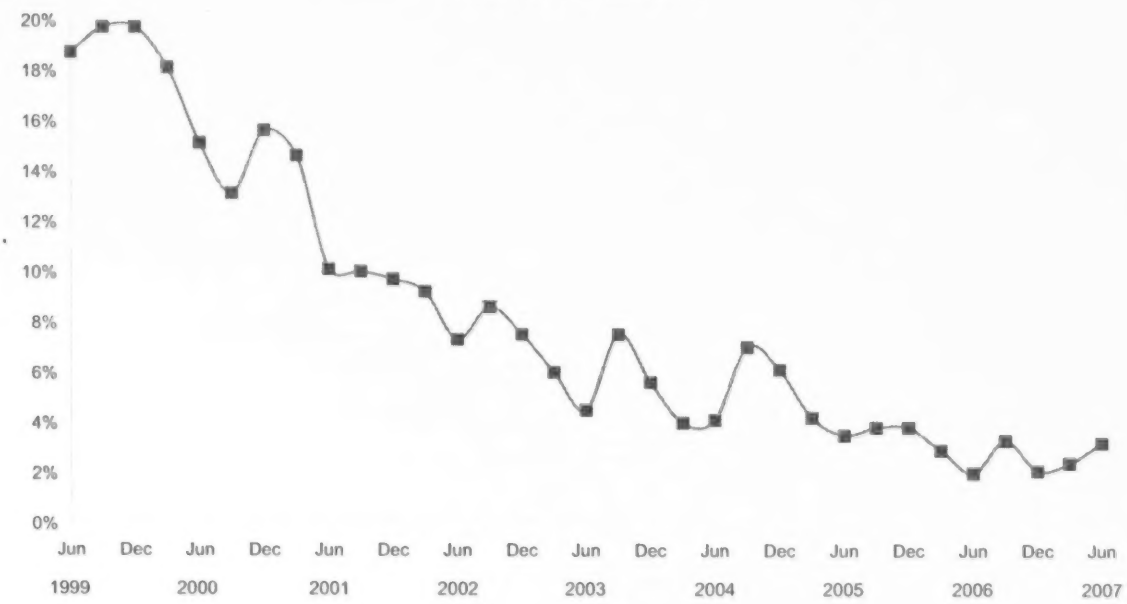
'Vacancy rate' refers to the percentage of all apartments surveyed that are currently vacant and available to rent.

Monthly Vacancy Rates for All Units
June 2006 to June 2007

		Whitehorse	Whitehorse							
		Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
2007	June	3.2	3.7	0.0	4.6	4.3	1.2	11.8	8.6	0.0
	March	2.4	0.3	0.0	8.0	4.3	0.8	17.6	28.6	25.0
2006	Dec.	2.1	1.7	0.0	1.1	4.3	3.1	0.0	25.7	25.0
	Sept.	3.3	3.9	0.0	2.3	0.0	3.4	2.0	34.3	37.5
	June	2.0	2.8	0.0	0.0	0.0	2.3	0.0	28.6	12.5

The vacancy rate in Whitehorse was 18.7% in June 1999. The vacancy rate then increased to a high of 19.7% in September and December 1999 before gradually declining to 4.5% in June 2003. The vacancy rate then fluctuated between 4.0% and 7.5% for the remainder of 2003 and 2004. The rate was 4.2% in March 2005 and then dipped slightly to 3.5% in June and 3.8% in September and December of 2005. The June 2006 rate, 2.0%, was the lowest vacancy rate in Whitehorse since September of 1991. June's rate of 3.2% represents 28 vacant apartments out of 869 surveyed.

Whitehorse Vacancy Rate
June 1999 to June 2007



3 Apartment Size and Location

In Whitehorse subdivisions, the median rent for all sizes of apartments ranged from a high of $750 in Hillcrest to a low of $560 in Takhini. As would be expected, the median rents in Whitehorse for 3+ bedroom units were highest at $850, followed by 2-bedroom apartments at $725, 1-bedroom apartments at $680, and bachelor units at $560.

Median Rent by Apartment Size and Location, June 2007

	Whitehorse								
	Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
					($)				
ALL	680	675	675	750	650	725	560	675	625
BACHELOR	560	600	..	550	530	650	560	550	550
1-BEDROOM	680	680	588	650	550	725	660	563	700
2-BEDROOM	725	750	675	750	800	700	..	750	..
3+ BEDROOM	850	895	..	..	900	850	..	600	..

The vacancy rate in Whitehorse subdivisions ranged from a low of 0.0% in Granger to a high of 11.8% in Takhini. Overall in Whitehorse, the highest vacancy rate was found in bachelor suites (11.2%), followed by 1-bedroom apartments (2.2%), 2-bedroom apartments (1.7%), and 3+ bedroom apartments (0.0%).

Vacancy Rate by Apartment Size and Location, June 2007

	Whitehorse								
	Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
					(%)				
ALL	3.2	3.7	0.0	4.6	4.3	1.2	11.8	8.6	0.0
BACHELOR	11.2	11.5	..	0.0	0.0	0.0	14.0	0.0	0.0
1-BEDROOM	2.2	1.1	0.0	10.3	10.0	0.0	0.0	8.3	0.0
2-BEDROOM	1.7	2.1	0.0	2.0	0.0	1.7	..	10.5	..
3+ BEDROOM	0.0	0.0	..	..	0.0	0.0	..	0.0	..

4 Distribution of Apartments and Vacancies

The total number of apartments in the Whitehorse portion of the survey was 869. Of these, 28, or 3.2%, were vacant as of June 2007. The table below provides a brief breakdown of the occupied apartments and vacant apartments surveyed.

Total Number and Vacant Apartments by Type and Location, June 2007

			Whitehorse							
		Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
ALL	number	869	353	20	87	23	335	51	35	8
	vacant	28	13	0	4	1	4	6	3	0
BACHELOR	number	134	78	..	7	2	4	43	3	4
	vacant	15	9	..	0	0	0	6	0	0
1-BEDROOM	number	272	174	4	29	10	47	8	12	4
	vacant	6	2	0	3	1	0	0	1	0
2-BEDROOM	number	401	94	16	51	4	236	..	19	..
	vacant	7	2	0	1	0	4	..	2	..
3+ BEDROOM	number	62	7	..	..	7	48	..	1	..
	vacant	0	0	..	..	0	0	..	0	..

Distribution of Whitehorse Rental Units and Vacancies, June 2007

The Yukon Rent Survey is a Yukon Bureau of Statistics survey that is carried out every third month (March/June/September/December) in Whitehorse, Watson Lake and Dawson City. This survey began in the Yukon in 1977 and has continued to the present with only minor changes in survey design. The survey covers all **buildings with four or more units**. Buildings with less than four units (such as houses, suites and duplexes) are excluded from the survey.

.. = not applicable

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Information sheet no. 53.53–Jul. '07
Next release: October 2007

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